

TRANSFER
TAX
PAID

38-173

DEED OF SALE
BY PERSONAL REPRESENTATIVE

13072

KNOW ALL MEN BY THESE PRESENTS That Patrick C. W. Mullen, of Waterville, County of Kennebec and State of Maine, duly appointed and acting Personal Representative of the Estate of Simone Mullen, Deceased, (testate), as shown by the probate records of the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to Thomas J. McNeil and Cynthia P. McNeil, of Waterville, County of Kennebec, State of Maine, whose mailing address is 31 Franklin Street, Waterville, as joint tenants and not as tenants in common, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

Certain lots or parcels of land situated on the southerly side of Silvermount Street in the City of Waterville, County of Kennebec, and State of Maine and being Lot No. 50 on a Plan of Silvermount made by E.W. Crawford, C.E., dated May 30, 1934, and recorded in Kennebec Registry of Deeds, to which plan reference may be had for a more particular description. Being the same premises conveyed by James E. Poulin and Frederick K. Poulin by deed dated August 6, 1940, and recorded in the Kennebec County Registry of Deeds in Book 791, Page 453 and subject to all restrictions imposed on said land as mentioned in above mentioned deed of said James E. Poulin et al to the said Leonard C. Cabana et al.

Also another lot or parcel of land situated in said Waterville and being the southerly half of Lot No. 49 according to a Plan of Silvermount made by E.W. Crawford, C.E. dated May 30, 1934, recorded in the Kennebec County Registry of Deeds to which plan reference is hereby made for a more particular description. Subject to all restrictions imposed on said premises in Warranty Deed from the said James E. Poulin et al to the said Leonard C. Cabana, Jr. dated May 21, 1946, and recorded in the Kennebec County Registry of Deeds in Book 880, Page 52.

It is hereby agreed between the said grantors and the said grantees that the taxes assessed against said premises for the year 1995 will be pro-rated.

Being the same premises conveyed to Raymond M. Mullen and Simone Mullen by deed dated May 17, 1950 and recorded in the Kennebec County Registry of Deeds in Book 892, Page 97. Raymond M. Mullen died on January 23, 1994 and his estate was probated in the Kennebec County Probate Court, Docket No. 94-64. Simone Mullen died on April 11, 1994 and her estate was probated in the Kennebec County Probate Court, Docket No. 94-327.

WITNESS my hand and seal this 29th day of June, 1995.

Signed, Sealed Delivered
in presence of:

Estate of Simone Mullen

By: Patrick C. W. Mullen
Patrick C. W. Mullen, Personal
Representative

STATE OF MAINE
KENNEBEC, SS.

Date: June 29, 1995

Then personally appeared the above named Patrick C. W. Mullen, in his capacity as Personal Representative of the Estate of Simone Mullen and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,
RECEIVED KENNEBEC SS.

95 JUN 30 AM 9:00



Notary Public

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000

ATTEST: Thomas J. McNeil
REGISTER OF DEEDS